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Address: [707 CHARLES CITY DR](#)
City: ARLINGTON
Georeference: 7794-7-33
Subdivision: COLONIAL GREENS SOUTH ADDITION
Neighborhood Code: 1S020S

Latitude: 32.6456156476
Longitude: -97.1009693713
TAD Map: 2120-356
MAPSCO: TAR-111B



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: COLONIAL GREENS SOUTH
ADDITION Block 7 Lot 33

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1996

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Notice Sent Date: 4/15/2025

Notice Value: \$291,178

Protest Deadline Date: 5/24/2024

Site Number: 06797199

Site Name: COLONIAL GREENS SOUTH ADDITION-7-33

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,441

Percent Complete: 100%

Land Sqft^{*}: 5,491

Land Acres^{*}: 0.1260

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

AMAYA SONIA ESTELA LAZO
MELENDEZ JERMAN R

Primary Owner Address:

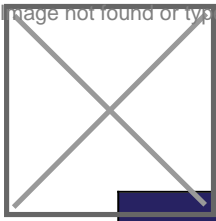
707 CHARLES CITY DR
ARLINGTON, TX 76018

Deed Date: 9/27/2018

Deed Volume:

Deed Page:

Instrument: [D218221343](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MELENDEZ JERMAN R	6/19/2002	00157630000003	0015763	0000003
VU HIEN VAN;VU NGOC VAN DAN	11/30/1998	00135420000088	0013542	0000088
KAHL SCOTT A;KAHL STEFANIE K	2/29/1996	00122800002219	0012280	0002219
CHOICE HOMES TEXAS INC	12/14/1995	00122030000003	0012203	0000003
ZLB PARTNERS	1/1/1995	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$241,759	\$49,419	\$291,178	\$232,912
2024	\$241,759	\$49,419	\$291,178	\$211,738
2023	\$268,427	\$40,000	\$308,427	\$192,489
2022	\$194,000	\$40,000	\$234,000	\$174,990
2021	\$162,799	\$40,000	\$202,799	\$159,082
2020	\$148,650	\$40,000	\$188,650	\$144,620

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.